



Life is too precious to be
lived anywhere, but here.

There comes a time in our lives when we do not settle for the obvious. We do not want to conform to the ordinary, nor be boxed in by the things that are routine. The heart yearns for something that is far away from the beaten track, removes you from the been-there-seen-that syndrome, something that puts a big full stop to life's ennui.

Your mind longs to be stimulated by things that have so far been wisps of imaginative longing ... well then it is time to for a simple and complete reboot of the way you have gone about your everyday life. Step out of the everyday-ordinary and step into an exciting new world of the extra-ordinary.

It's time to level up to a new life and lifestyle.

In our quest to beat the ordinary and give you a home that takes the experience of everyday living to a hitherto unbelievable level of style, luxury, aesthetics, technology and comfort we have forged, fashioned and created Levelup, our finest masterpiece yet.

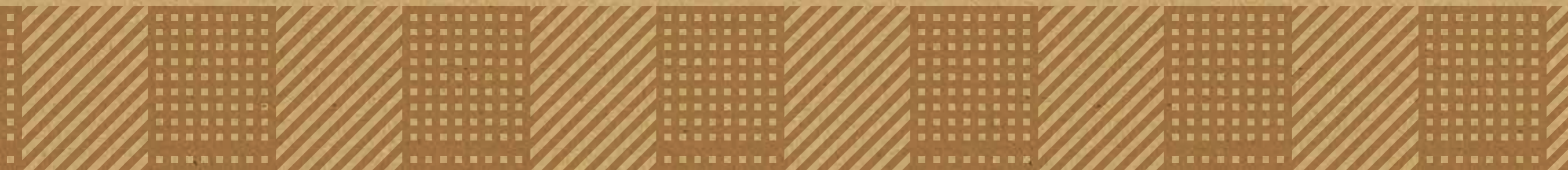
Without further ado...let us allow you to Upgrade.





UPGRADE TO address

Forget introductions about your locality or having conversations about the directions to reach your home. Your calling card will simply state the obvious. Set in the heart of Chennai, No 54 Sterling road to be precise; Levelup is set in Nungambakkam, home to the most sought after residential spaces in Chennai. Surrounded by everything that makes Chennai city tick, Levelup is the very epicentre of exquisite clubs, luxury hotels, eminent educational institutions and world-renowned hospitals.





UPGRADE TO **wondrous aesthetics**

True elegance doesn't really try too hard, it does not scream attention; it flows flawlessly and exquisitely with muted restraint and unparalleled flair. Created with an exquisite fusion of style, substance and contemporary design, surrounded by lush, verdant artistically landscaped greenery Levelup is a testament to sheer elegance and sophistication.



Swimming Pool



Lounge



Banquet Hall



Spa



Indoor Games



Children's Play Area



Gym



Rubberised Jogging Track



10 Years Maintenance





UPGRADE YOUR lifestyle

A luxurious home needs a lifestyle to complement it. Life is to be lived to the fullest and at Levelup, the only question is how large do you want your lifestyle to be?

Enjoy the evening breeze in the lush gardens or simply put the zing back in your health with an invigorating swim, with a whole host of features and amenities that focus on giving you the best that there is, Levelup places absolutely no limits on your lifestyle.

▲ Water Treatment Plant ▼



▲ Garbage Chute ▼



▲ Solar Power for Common Areas ▼



▲ Sewage Treatment Plant ▼



▲ Piped Gas ▼



▲ Access Controlled Entry & Exit ▼



▲ Mechanical Car Wash ▼



▲ Power Back-up ▼



▲ Video Door Phone ▼



UPGRADE TO A CLEANER AND GREENER environment

We care about the environment. Period. With us all talk about environment friendliness is not just talk, we walk the talk. And we have walked it for the last two decades. Each and every project of ours carries the much coveted IGBC certification.

Levelup is a IGBC pre-certified Platinum Green Homes project. It is designed for you to enjoy a healthy environment in its truest sense.



- Waste segregation at source
- Optimal day-lighting design
- Rainwater harvesting
- Sewage Treatment Plant (STP)
- Recycled water
- Decreased lighting power density
- Socket points for electric vehicles
- Locally sourced materials to reduce harmful environmental impacts
- Low VOC paints
- Heat reflective tiles
- Solid waste management



UPGRADE TO A WORLD OF respect & concern



Disabled/Elder Friendly Home

Everyone is not the same; each and every life is different and has different specific needs, especially the elderly. With this in mind all our projects are designed and built to specially suit their needs. And we are the only developer who is sensitive to the needs of the elderly and the physically challenged. From creating caring touches like fixtures with smoothed corners, railings in common areas and special ramps, Levelup elevates the standard of living for you and the elders in your family by bringing together a very thoughtfully and sensitively designed home.





UPGRADE TO A **crisil rated home**

Guided every step of or way by our immovable and unshakeable qualities of Trust, Transparency & Uncompromise, we are the proud holders of India's leading credit ratings for all our projects from CRISIL (India's leading Ratings and Risk Assessment Company and a subsidiary of Standard & Poor's).

This proves without a measure of doubt that Levelup is truly a credible property that will prove to be your most valuable asset for many years to come.



**WINNER OF
CNBC/CRISIL/NDTV AWARD
FOR 'HIGHEST TRANSPARENCY'**



**WINNER OF
CNBC/CRISIL AWARD FOR
'BEST LEGAL SYSTEMS'
4 YEARS IN A ROW**

UPGRADE TO A HOME DEVELOPER PAR excellence

Akshaya is India's most transparent real estate developer and leader in innovation and design. Akshaya is also an integrated ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 Management System and SA 8000:2008 certified company.



Indian Green Building Council
FOUNDING MEMBER
Builds only green buildings



**ONE OF INDIA'S MOST REPUTED
REAL ESTATE BRAND. THE ONLY ONE
IN THE LIST FROM TAMIL NADU.**



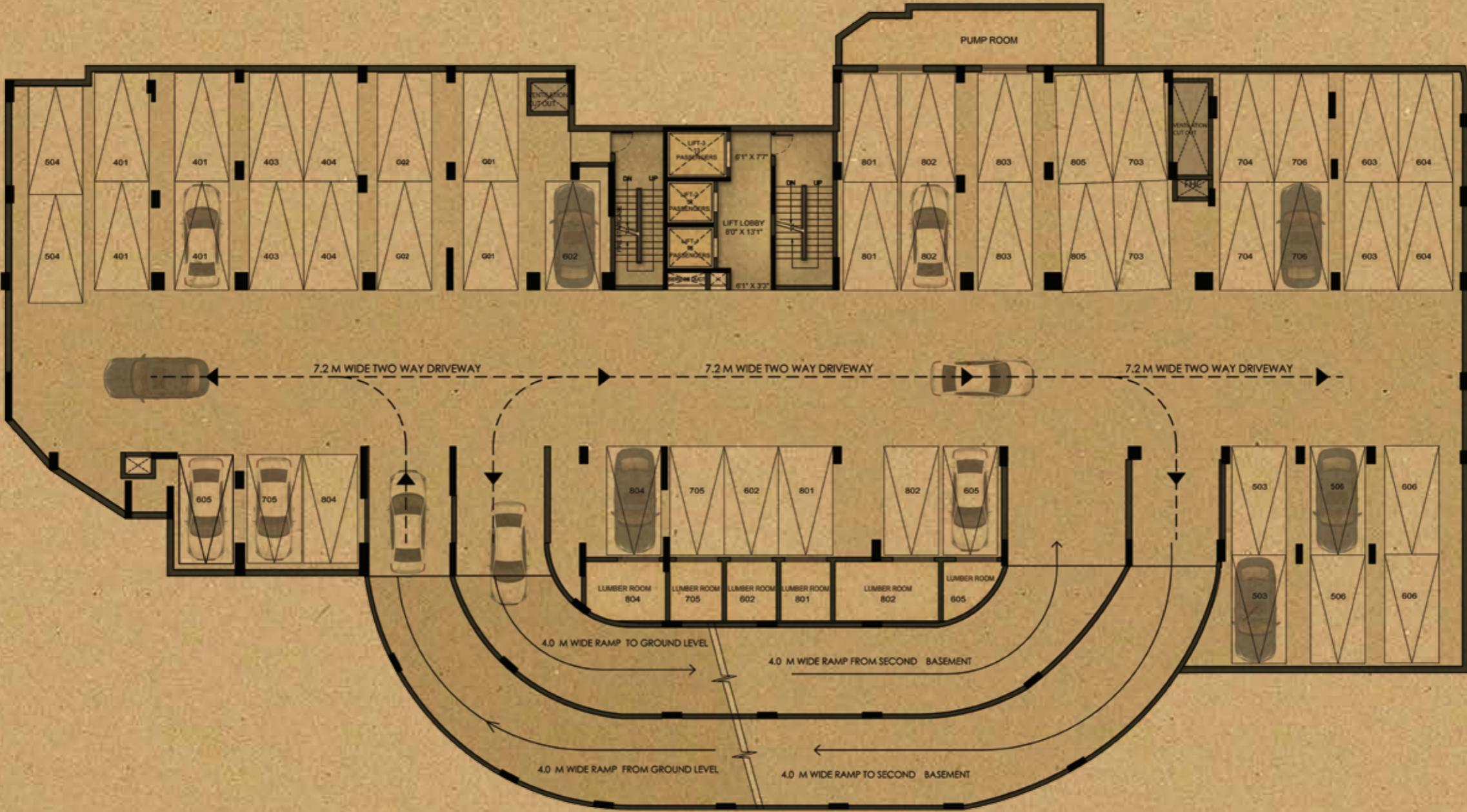
BY BLUEBYTES AND TRA RESEARCH
OCTOBER 2016



**INTEGRATED ISO 9001:2008, ISO 14001:2004,
OHSAS 18001:2007 MANAGEMENT SYSTEM &
SA 8000:2008 CERTIFIED COMPANY**

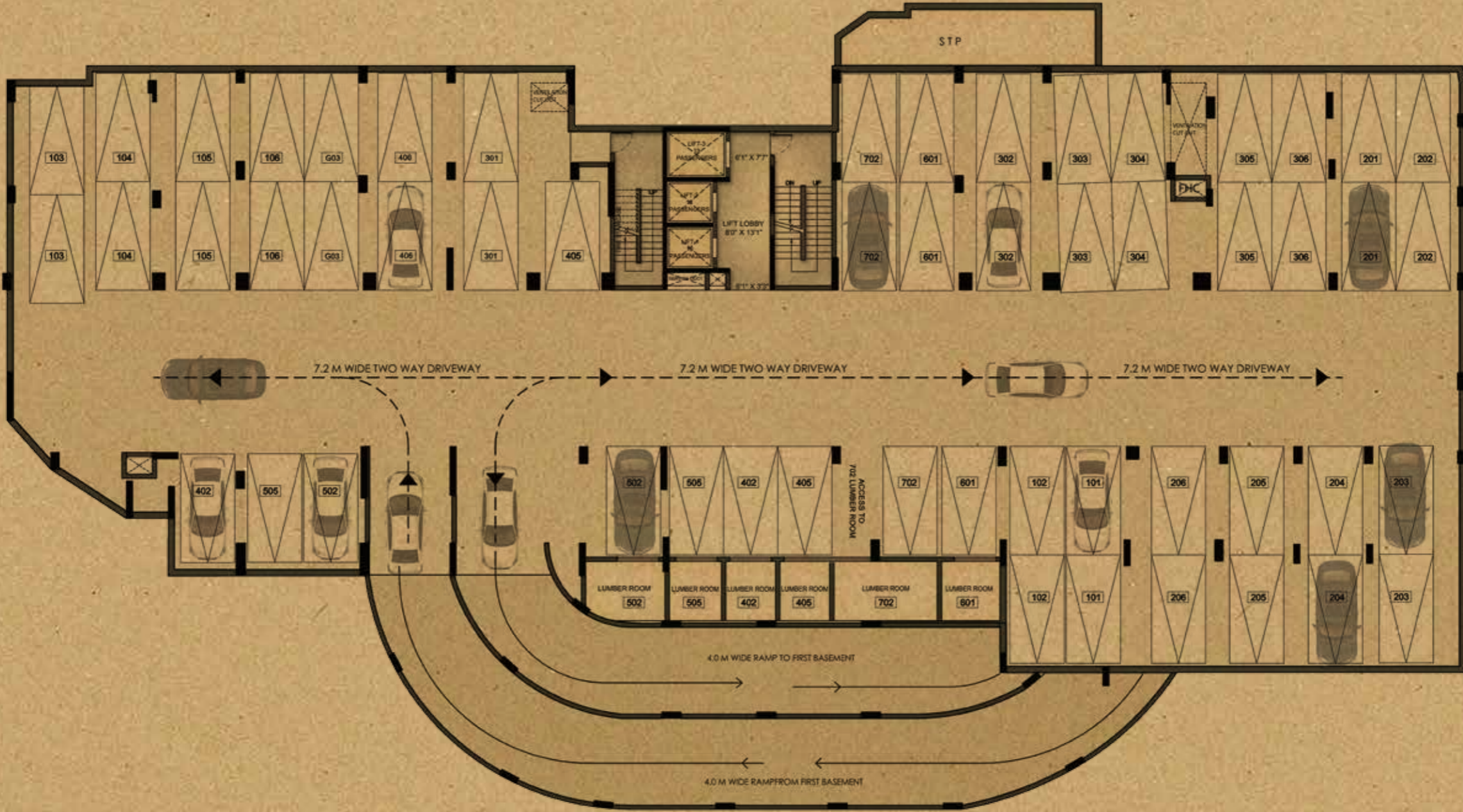
BASEMENT PLAN

Upper Basement Plan



BASEMENT PLAN

Lower Basement Plan



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

(Second - Third Floor)



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

| |
|------------|
| 4BHK (P) |
| 502 |
| 3136 SQ.FT |

| |
|------------|
| 3BHK |
| 503 |
| 2056 SQ.FT |

| |
|------------|
| 3BHK |
| 504 |
| 2060 SQ.FT |

| |
|------------|
| 3BHK (P) |
| 505 |
| 2599 SQ.FT |

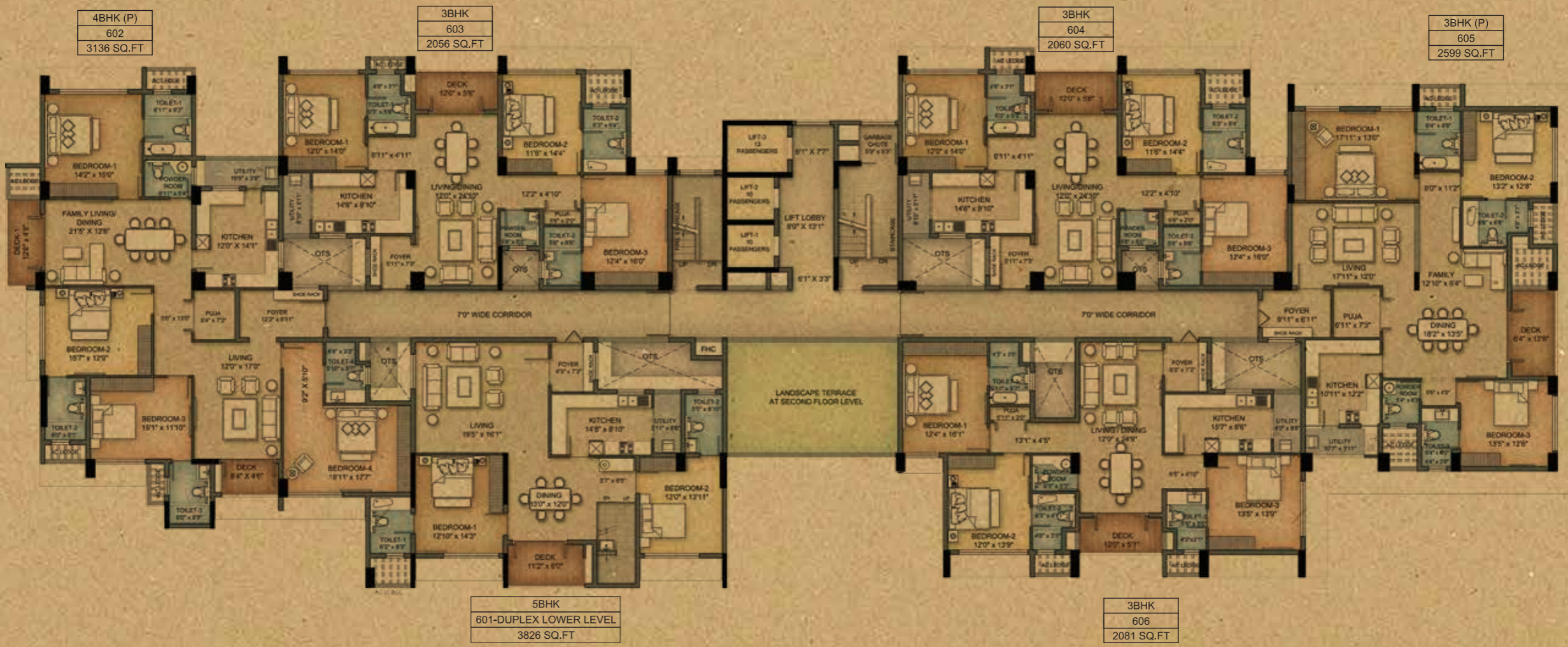


| |
|------------|
| 5BHK |
| 401 DUPLEX |
| 3826 SQ.FT |

| |
|------------|
| 3BHK |
| 506 |
| 2081 SQ.FT |



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN

| |
|------------|
| 4BHK (P) |
| 702 |
| 3136 SQ.FT |

| |
|------------|
| 3BHK |
| 703 |
| 2056 SQ.FT |

| |
|------------|
| 3BHK |
| 704 |
| 2060 SQ.FT |

| |
|------------|
| 3BHK (P) |
| 705 |
| 2599 SQ.FT |

| |
|------------------------|
| 5BHK |
| 601-DUPLEX UPPER LEVEL |
| 3826 SQ.FT |

| |
|------------|
| 3BHK |
| 706 |
| 2081 SQ.FT |



EIGHTH FLOOR PLAN



SPECIFICATIONS

STRUCTURE

RCC framed structure.
Concrete block masonry and plastering.

JOINERIES

| | |
|-----------------------------|--|
| Main Door | African Teak Wood or equivalent Frame with Ornamental Solid Door with 4 Pin Mortise Lock polished both sides. |
| Bedroom Doors Ornamental | African Teak Wood or equivalent Frame with Veneered Flush Door polished both sides with Cylindrical Lock. |
| Toilet Doors | African Teak Wood or equivalent Frame with Water Proof Plastic Coated Ornamental Flush Door polished one side and painted other side, Cylindrical handle with latch. |
| Balcony/French Doors | UPVC Sliding Glass Door. |
| Windows | UPVC Sliding Windows. |
| Ventilators | UPVC Top Hung Windows. |
| Grills | Painted MS grills grouted on to walls. |
| Air Conditioning | Split AC drain, copper pipe will be provided for all bed rooms/living and dining rooms. |

FLOORING

| | |
|--------------------------|--|
| Living & Dining | Italian / Engineered marble. |
| Master Bedroom/Family | AC 4 HDF Wooden Laminated Flooring. |
| Bedrooms | 36"x36" Vitrified Tiles Flooring. |
| Kitchen | 36"x36" Vitrified Tiles Flooring. |
| Toilet Flooring | Anti Skid Ceramic Tiles. |
| Toilet Dado | Glazed Tiles Upto 7'-0' Height. |
| Common Areas & Staircase | Granite Flooring. |
| Car Park | Granolithic Flooring. |
| Drive ways | Pavers. |
| Club house | Italian / Engineered Marble / Laminated Wooden Flooring. |
| Wash area | Anti Skid Ceramic Tiles. |

STAIRCASE RAILING

| | |
|-----------|---|
| Staircase | M.S. Railing as per Architect Design. |
| Balcony | Glass with Wooden Handrail as per Architect Design. |

COUNTER TOP

| | |
|-----------------------|---|
| Kitchen | No counter, only wall tile to the height of 2 feet. |
| Master bedroom Toilet | Counter with under counter wash basin. |

PLUMBING AND SANITARY

- Water supply - UPVC/CPVC.
- UPVC Rain water, Sanitary, Waste water Line-Truebore/Finolex.
- UPVC Pipeline of ISI brand for underground drainage.
- Motors for Sump.
- All CP fittings will be of Hansgrohe or equivalent make.
- Wall Mounted TOTO or equivalent closets with concealed cistern for all toilets.
- Health faucets in all toilets.
- Provision for fixing an exhaust fan and Aquaguard will be made in Kitchen.
- Washing machine inlet and out let provision to be provided in utility area.
- All toilets will have a provision for connecting a geyser.
- All sanitary ware will be white in colour.
- One OHT with partition will be provided for metro water/ bore well.
- Metro water provision for tap in kitchen.
- All toilets will be provided with bore well water connection.
- Automatic water level controller for sump.

ELECTRICAL

- Concealed Wiring -Finolex or equivalent make.
- Switches- Schneider Switches or equivalent make.
- Adequate Light, Fan and Power Points.
- Common Areas- False ceiling with Concealed CFL Lights.

LIFT

- One 13 Passenger Stretcher Lift and Two 10 Passengers lift.

PAINTING

Internal

| | |
|-------------|----------------------------|
| Ceiling | Putty with Emulsion paint. |
| Walls | Putty with Emulsion paint. |
| Other Areas | OBD. |
| Duct | Cement paint. |

PAINTING

External

Weather Proof Exterior Emulsion Paint/Texture as per architect design.

Hard and Soft Landscaping around the building.

Compound wall in outer periphery with required gates.

Landscaping as per architect details.

Driveway - pavers.

Accent areas in combination of stone, steel and glass.

GENERAL

- Anti-Termite Treatment.
- Underground water tank with Pneumatic Pumps.
- 100% Generator back up.
- Security intercom/ Video door phone/CCTV.
- Independent R.O. provision for each apartment.

AMENITIES

- Pool table
- GYM
- SPA
- Piped music in clubhouse
- Access controlled entry and exit
- Security intercom / video door phone
- Landscaped lawns
- Theme gardens
- Safe and secure Children's play area
- Sewage Treatment Plant
- Water Treatment Plant
- Solar power for common area
- Garbage chute
- Piped gas
- Swimming pool

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